



**MACIAS & ASSOCIATES, L.P.**  
LAND SURVEYORS

(TEMPORARY STAGING AREA AND  
MATERIALS STORAGE SITE)  
SOUTH I-35 WATER/WASTEWATER PROGRAM  
CIP # 6937.003

**DESCRIPTION FOR PARCEL 4558.66 TSAAMSS**

LEGAL DESCRIPTION OF A 0.918-ACRE (40,000 SQUARE FOOT) TRACT OF LAND IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING OUT OF THE REMAINDER PORTION OF A CALLED 54.2-ACRE TRACT, HAVING BEEN CONVEYED TO TRAVIS MIZPAH, LTD. BY WARRANTY DEED DATED DECEMBER 3, 1997 AND RECORDED IN VOLUME 13074, PAGE 565 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.918-ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING FOR REFERENCE** on a ½-inch diameter iron rod with a plastic cap stamped “McAngus Surveying” found in the westerly right-of-way line of Interstate Highway No. 35 (right-of-way width varies), being an angle point in the easterly boundary line of the above mentioned remainder portion of the called 54.2-acre tract conveyed to Travis Mizpah, Ltd., same being the most easterly corner of a called 2.000-acre tract of land conveyed to Burnya Mae McLeod by Document No. 2001220365 of the Official Public Records of Travis County, Texas, from which a ½-inch diameter iron rod with a plastic cap stamped “McAngus Surveying” found on an angle point in the common boundary line of said remainder portion of the called 54.2-acre tract and said 2.000-acre tract, bears N66°52’37”W a distance of 113.45 feet; THENCE with said westerly right-of-way line of Interstate Highway No. 35, same being said easterly boundary line of the remainder portion of the 54.2-acre tract, N17°31’37”E, pass at a distance of 520.74 feet a 5/8-inch diameter iron rod found, pass at a distance of 1,520.81 feet a 5/8-inch diameter iron rod found, continuing for a total distance of 2,021.69 feet to a calculated point; THENCE departing said westerly right-of-way line of Interstate Highway No. 35, through the interior of said remainder portion of the 54.2-acre tract, N72°28’23”W a distance of 50.00 feet to a calculated point, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83(CORS), U.S. Survey Feet,) values of N=10,021,080.81, E=3,097,437.57, for the southeasterly corner and **POINT OF BEGINNING** of this tract;

5410 South 1<sup>st</sup> Street • Austin, Texas 78745 • (512) 442-7875 • Fax (512) 442-7876 •  
w w w . m a c i a s w o r l d . c o m

**THENCE** continuing through said interior of the remainder portion of the 54.2-acre tract, the following four (4) courses:

- 1) N72°28'23"W for a distance of 200.00 feet to a calculated point for the southwesterly corner of this tract;
- 2) N17°31'37"E for a distance of 200.00 feet to a calculated point for the northwesterly corner of this tract;
- 3) S72°28'23"E for a distance of 200.00 feet to a calculated point for the northeasterly corner of this tract, from which a calculated point being the northeasterly corner of said remainder portion of the called 54.2-acre tract, being also in the approximate centerline of Onion Creek, bears S72°28'23"E a distance of 50.00 feet to a calculated point in said westerly right-of-way line of Interstate Highway No. 35, same being said easterly boundary line of the remainder portion of the called 54.2-acre tract and with said westerly right-of-way line of Interstate Highway No. 35, same being said easterly boundary line of the remainder portion of the called 54.2-acre tract, N17°31'37"E for a distance of 980.91 feet;
- 4) S17°31'37"W for a distance of 200.00 feet to the **POINT OF BEGINNING** and containing 0.918-acre (40,000 square feet) of land.

BEARING BASIS NOTE

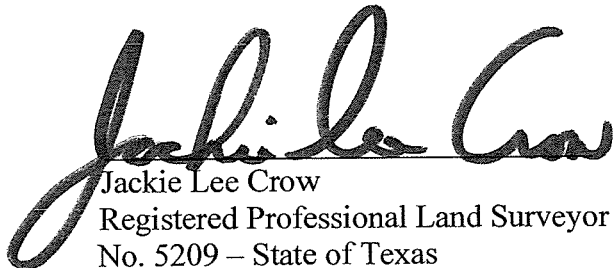
The bearings described herein are Texas State Plane Grid Bearings, Central Zone-4203, NAD 83(CORS). Project control points were established from City of Austin reference station "F-11-3001" having coordinate values of N=10,022,636.88, E=3,098,305.34 and "F-11-2001" having coordinate values of N=10,023,831.79, E=3,098,416.36. Distances shown herein are grid.

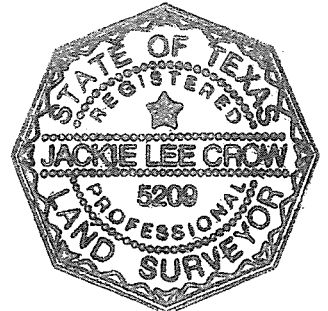
THE STATE OF TEXAS   §  
                                  §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TRAVIS   §

That I, Jackie Lee Crow, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 6th day of March, 2009, A.D.

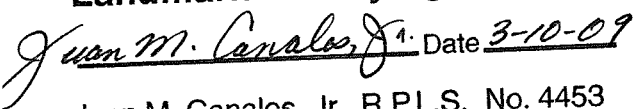
Macias & Associates, L.P.  
5410 South 1<sup>st</sup> Street  
Austin, Texas 78745  
512-442-7875

  
Jackie Lee Crow  
Registered Professional Land Surveyor  
No. 5209 – State of Texas



REFERENCES  
MAPSCO 2003 703-R,  
AUSTIN GRID NO. F-11  
TCAD PARCEL ID NO. 04-4818-0203  
MACIAS & ASSOCIATES, L.P., PROJECT NO. 396-04-08

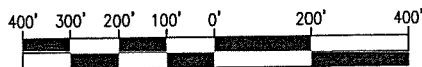
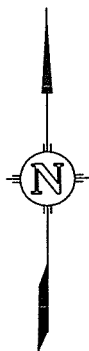
Reviewed and Approved by  
**Landmark Surveying, LP**

 Date 3-10-09

Juan M. Canales, Jr., R.P.L.S. No. 4453  
Senior Project Manager

Exhibit "C"  
Page 3 of 4

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION



GRAPHIC SCALE

1"=400'

LOT 2, BLOCK "A"  
DOUBLE CREEK VILLAGE  
BLOCK A  
DOC. NO. 200500241  
O.P.R.T.C.T.

APPROXIMATE CENTERLINE  
ONION CREEK

CITY OF AUSTIN  
5' ELECTRIC &  
TELEPHONE EASEMENT  
VOL. 3815, PG. 2159  
D.R.T.C.T.

INTERSTATE HIGHWAY NO. 35  
SOUTHBOUND FRONTAGE ROAD  
(RIGHT-OF-WAY VARIES)

PARCEL 4558.66  
TEMPORARY STAGING  
AREA AND MATERIALS STORAGE  
SITE  
0.918 AC.  
40,000 SQ. FT.

POINT OF  
BEGINNING  
N=10,021,080.81  
E=3,097,437.57  
GRID

TRAVIS MIZPAH, LTD.  
VOL. 13074, PG. 565  
R.P.R.T.C.T.

REMAINDER PORTION OF  
(54.2 ACRES)

## LEGEND

- ☒ BRASS DISK FOUND STAMPED  
"HERMAN HEEP CORNER"
- ⊙ 1/2" IRON ROD FOUND WITH  
PLASTIC CAP STAMPED  
"McANGUS SURVEYING"
- 5/8" IRON ROD FOUND
- △ CALCULATED POINT
- ( ) RECORD INFORMATION
- R.P.R.T.C.T. REAL PROPERTY RECORDS  
OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS  
OF TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS  
OF TRAVIS COUNTY, TEXAS

BURNIA MAE MCLEOD  
DOC. NO. 2001220365  
O.P.R.T.C.T.  
(2.000 ACRES)

TRAVIS MIZPAH, LTD.  
VOL. 13074, PG. 565  
R.P.R.T.C.T.  
N 62°37'04" W  
543.57'  
(N 62°38'15" W)  
(594.02')

BEGIN FOR  
REFERENCE

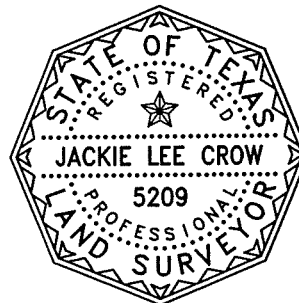
LINE TABLE		
NO.	BEARING	DISTANCE
L1	N66°52'37"W	113.45'
L2	N72°28'23"W	50.00'
L3	N72°28'23"W	200.00'
L4	N17°31'37"E	200.00'
L5	S72°28'23"E	200.00'
L6	S72°28'23"E	50.00'
L7	S17°31'37"W	200.00'

## BEARING BASIS:

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE-4203, NAD83(CORS). THE COORDINATES WERE ESTABLISHED FROM CITY OF AUSTIN REFERENCE POINT "F-11-3001" HAVING COORDINATE VALUES OF N=10,022,636.88, E=3,098,305.34 AND CITY OF AUSTIN REFERENCE POINT "F-11-2001" HAVING COORDINATE VALUES OF N=10,023,831.79, E=3,098,416.36. DISTANCES SHOWN HEREON ARE GRID.

MARCH 6, 2009

*Jackie Lee Crow*  
Jackie Lee Crow  
Registered Professional Land Surveyor  
No. 5209 - State of Texas



DATE: 9-26-08, 3-06-09  
DRAWN BY: J CROW  
MAI JOB NO.: 396-04-08  
REFERENCE:

J:\JOBS\URS\396-04-08 SouthIH35\DWG\4558.66 TWSW.dwg

**MACIAS & ASSOCIATES, L.P.**  
LAND SURVEYORS



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